



35 Binns Lane

, Holmfirth, HD9 3BJ

A superb five bedroom detached family home in this incredibly sought after location a short walk from Holmfirth with some of the most amazing, unspoilt Holme Valley Views we've ever seen. The property is immaculate throughout with many recently completed improvements and offers fabulous, spacious accommodation just a short walk from the heart of Holmfirth and stunning countryside alike. This family home occupies a huge, private plot and briefly comprises entrance porch, hallway, WC, lounge, family room and open plan dining kitchen and snug. To the first floor are five bedrooms, master with ensuite and a family bathroom. Lower ground floor utility and store room, garden shed with potential for home office/summer house, detached double garage and plenty of off road parking.

NO VENDOR CHAIN.

£925,000

35 Binns Lane

, Holmfirth, HD9 3BJ



- FIVE BEDROOM DETACHED FAMILY HOME (MASTER WITH ENSUITE)
- IMMACULATE THROUGHOUT WITH MANY NEW FIXTURES/FITTINGS AND IMPROVEMENTS
- THREE RECEPTION ROOMS, DINING KITCHEN AND LOWER GROUND UTILITY AND STORAGE
- LARGE GARDEN, BALCONY, OFF ROAD PARKING AND DETACHED GARAGE
- SUPERB 180 DEGREE HOLME VALLEY VIEWS AND VIEWING BALCONY
- NO VENDOR CHAIN

Entrance Hallway

8'0" x 3'3" (2.44m x 0.99m)

Hallway

WC

5'8" x 3'2" (1.73m x 0.97m)

Lounge

20'10" x 12'5" (6.35m x 3.78m)

Family Room

10'7" x 10'3" (3.23m x 3.12m)

Open Plan Living/Dining Kitchen

21'6" x 20'9" (6.55m x 6.32m)

Snug

11'5" x 10'3" (3.48m x 3.12m)

First Floor Landing

20'3" x 13'8" (6.17m x 4.17m)

Master Bedroom Suite

20'7" x 12'2" (6.27m x 3.71m)

Ensuite

8'6" x 5'1" (2.59m x 1.55m)

Family Bathroom

11'9" x 8'5" (3.58m x 2.57m)

Bedroom 2

12'6" x 10'3" (3.81m x 3.12m)

Bedroom 3

11'5" x 10'3" (3.48m x 3.12m)

Bedroom 4

10'6" x 8'9" (3.20m x 2.67m)

Bedroom 5/Home Office

8'7" x 7'0" (2.62m x 2.13m)

Under House Utility Room

12'6" x 7'9" (3.81m x 2.36m)

Gardens and Shed/Home Office

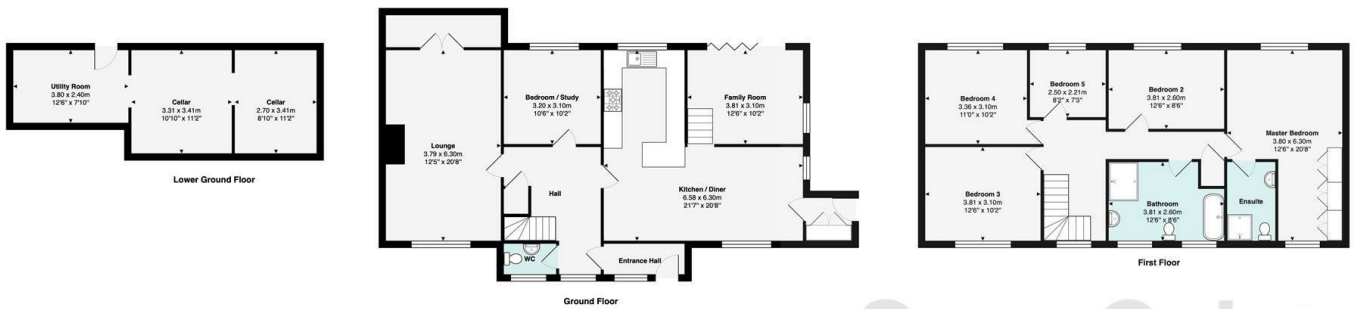
Garage and Off Road Parking



Directions



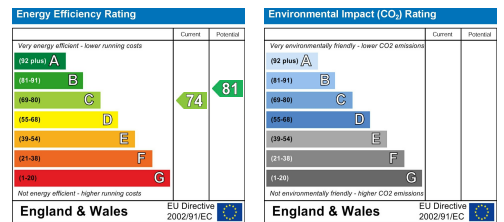
Floor Plan



Blimes Lane, Holmfirth, HD9 3BL
 Total Area: 216.8 m² ... 2334 ft²
 Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
 The plan is for illustrative purposes only and should be used as such.

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Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
 All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
 All Enquiries: 01924 497801

snowgate.co.uk